

BOARD OF APPEAL REFERRALS

JULY 29, 1976

1. Z-3591 Jaysen Properties, Inc.  
George S. Isenberg  
727-729 Atlantic Avenue, Boston
2. Z-3612 Mary A. Antonellis  
89 Antwerp Street, Brighton
3. Z-3621 Linda Tramontozzi  
664 (R) Washington Street, Brighton
4. Z-3625 Oste Chevrolet, Inc.  
1065 Commonwealth Avenue, Allston
5. Z-3627 John A. Moore  
1047-1049 Blue Hill Avenue, Mattapan
6. Z-3630 Francis W. Moynihan  
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7. Z-3631 Kasanof's Baking Company, Inc.  
215-233 Blue Hill Avenue and  
55 Edgewood Street, Roxbury
8. Z-3632 William Lillys  
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10. Z-3641 Near East Baking Co.  
Joseph Ganame  
5268 Washington Street, West Roxbury
11. Z-3643 Paul D. Slater  
Northeastern University  
464 Huntington Avenue, Roxbury
12. Z-3644 Interstate Uniform Services Corp.  
80 East Cottage Street, Dorchester
13. Z-3649 Louis J. Titus  
122 Eastwood Circuit, West Roxbury

MEMORANDUM

July 29, 1976

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert T. Kenney, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

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Hearing: 8/10/76

Petition No. Z-3591  
Jaysen Properties, Inc.  
George S. Isenberg  
727-729 Atlantic Avenue, Boston  
at Beach Street

Six-story structure - manufacturing (M-8) district.

Purpose: to change occupancy from offices to five studio-dwelling units, offices, warehouse.

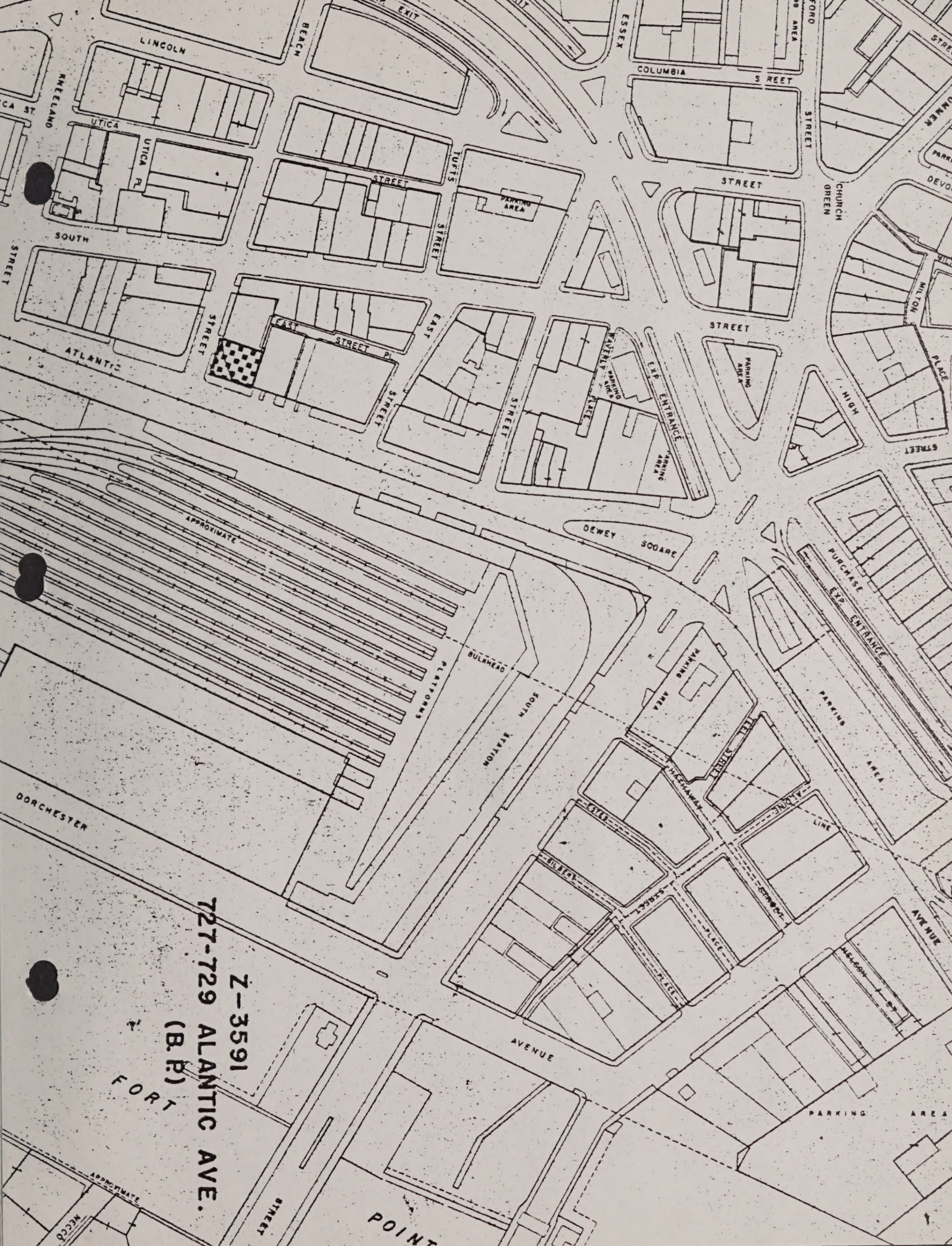
Violation:

Section 8-7. Multi-family dwelling is conditional in an M-8 district.

Studio-dwelling units would provide needed space for artists and help occupy otherwise vacant buildings. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3591, brought by Jaysen Properties, Inc., 727-729 Atlantic Avenue, Boston, for a conditional use for a change of occupancy from offices to five studio-dwelling units, offices, and warehouse in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends approval provided the units meet the Minimum Standards of Fitness for Human Habitation of the State Sanitary Code and the minimum requirements of the Building Department for this type of use.





Z-3591  
727-729 ATLANTIC AVE.  
(B.P.)

FORT

POINT



2

Board of Appeal Referrals 7/29/76

Hearing: 8/3/76

Petition No. Z-3612  
Mary A. Antonellis  
89 Antwerp Street, Brighton  
near Holton Street

4,724 square feet of vacant land - residential (R-.8) district.

Purpose: to erect one-family dwelling.

Violations:	<u>Required</u>	<u>Proposed</u>
Section 14-1. Lot area is insufficient.	5,000 sq. ft.	4,724 sq. ft.
Section 19-1. Side yard is insufficient.	10 ft.	6 ft.

Proposal is compatible with site and neighborhood. Violations are minimal. Recommend approval with design review proviso.

VOTED: In reference to Petition No. Z-3612, brought by Mary A. Antonellis, 89 Antwerp Street, Brighton, for two variances to erect a one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval provided plans, inclusive of rear yard off-street parking, be submitted to the Authority for design review.





9 ANTWERP ST.  
(BRI.)

Z-3612

STORAGE  
AREA

HARVEY STEEL  
ROAD

RAILROAD

RAILROAD

ADAMS  
STREET



## Board of Appeal Referrals 7/29/76

Hearing: 8/24/76

Petition No. Z-3621

Linda Tramontozzi

664(R) Washington Street, Brighton  
near Tip Top Street

1½-story frame structure - residential (R-.5) district.

Purpose: to change occupancy from carriage house to three-family dwelling.

## Violations:

RequiredProposed

Section 8-7. A three-family dwelling is forbidden in an R-.5 district.

Section 10-1. Off-street parking not allowed in required front yard.

Section 14-1. Lot area is insufficient.

2 acres

14,257 sq. ft.

Section 14-3 Lot width is insufficient.

200 ft.

66 ft.

Section 14-4. Street frontage is insufficient.

200 ft.

66 ft.

Section 14-5. Distance between buildings is insufficient.

80 ft.

34 ft.

Section 14-5. Access is insufficient.

25 ft.

0

Proposed density is excessive and contrary to the existing residential nature of the neighborhood. Parking proposal is also inadequate. Two units would be more appropriate for the site. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3621, brought by Linda Tramontozzi, 664(R) Washington Street, Brighton, for a forbidden use and six variances for a change of occupancy from carriage house to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided proposed density is reduced to a more appropriate two units and such plans are submitted to the Authority for design review.



Z-3621  
664(R) WASHINGTON ST.  
(BRI.)





Board of Appeal Referrals 7/29/76

Hearing: 8/24/76

Petition No. Z-3625  
Oste Chevrolet, Inc.  
1065 Commonwealth Avenue, Allston  
at Alcorn Street

Two-story structure - general business (B-2) district.

Purpose: to erect 15' x 15' double face sign on roof.

Violation:

Section 11-2. The top of a sign attached to a building may be no higher than the lowest point of the roof surface.

Proposal would intensify existing sign pollution, would further detract from this area of Commonwealth Avenue, and is contrary to the objectives of the sign code. Recommend denial.

VOTED: In reference to Petition No. Z-3625, brought by Oste Chevrolet, Inc., 1065 Commonwealth Avenue, Allston, for a conditional use to erect a double face roof sign in a general business (B-2) district, the Boston Redevelopment Authority recommends denial. Proposal would intensify existing sign pollution, would further detract from this area of Commonwealth Avenue, and would be contrary to the objectives of the sign code.





Z-3625

1065 COMMONWEALTH AVE.  
(ALLSTON)



5

Board of Appeal Referrals 7/29/76

Hearing: 8/10/76

Petition No. Z-3627

John A. Moore

1047-1049 Blue Hill Avenue, Mattapan  
near Brookview Street

One-story masonry structure - local business (L-1) district.

Purpose: to change occupancy from three-car garage to two-car garage, taxi office, parking of cabs and employees' cars.

Violation:

Section 8-7. A rental agency storing, servicing and/or washing rental motor vehicles is forbidden in an L-1 district.

Facility, which has been in operation for some time, allows outdoor storage of dismantled cars and is an eyesore and blighting influence on abutting residential uses. Recommend denial unless entire operation is fully enclosed within a building.

VOTED: In reference to Petition No. Z-3627, brought by John W. Moore, 1047-1049 Blue Hill Avenue, Mattapan, for a forbidden use for a change of occupancy from three-car garage to two-car garage, taxi office, and exterior parking/servicing of taxi cabs in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Facility, which has been in operation for some time, allows outdoor storage of dismantled cars, is an eyesore and blighting influence on abutting residential uses, and should be fully enclosed within a building.





Z-3627  
1047-1049 BLUE HILL AV  
(MATT.)



Board of Appeal Referrals 7/29/76

Hearing: 8/24/76

Petition No. Z-3630  
Francis W. Moynihan  
1022 Bennington Street, East Boston  
near Antrim Street

Three-story masonry structure - local business (L-1) district.

Purpose: to legalize occupancy - four apartments and retail store.

Violations:	<u>Required</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families which does not meet the requirements for lot area and open space is forbidden in an L-1 district.		
Section 14-2. Lot area is insufficient.	9,500 sq. ft.	2,700 sq. ft.
Section 17-1. Open space is insufficient.	800 sq. ft.	240 sq. ft.

Density is consistent with surrounding properties and adjacent residential neighborhood. Recommend approval.

VOTED: In reference to Petition No. Z-3630, brought by Francis W. Moynihan, 1022 Bennington Street, East Boston, for a forbidden use and two variances to legalize occupancy for four apartments and a retail store in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Density is consistent with surrounding properties and adjacent residential neighborhood.



J.H.L. MOYES PLAYGROUND

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ST. LAMAR SCHOOL

BLACKINTON STREET

ST. STREET

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1022 BENNINGTON ST.

Z-3630

(E.B.)





Board of Appeal Referrals 7/29/76

Hearing; 8/24/76

Petition No. Z-3631  
Kasanof's Baking Company, Inc.  
215-233 Blue Hill Avenue and  
55 Edgewood Street, Roxbury

Commercial bakery complex - apartment (H-1-D) and local business  
(L-1-D) planned development area subdistricts.

Purpose: to erect two additions; to use premises for accessory parking.

Violations:	<u>Required</u>	<u>Proposed</u>
Section 8-7. Manufacturing of food products is forbidden in H-1-D and L-1-D districts.		
Section 9-1. Extension of a nonconforming use requires a Board of Appeal hearing.		
Section 18-1. Front yard is insufficient (Blue Hill Avenue).	15 ft.	0
Section 18-3. Corner traffic visibility is insufficient.		
Section 18-4. Front yard is insufficient (Edgewood).	15 ft.	0

Proposed development would house six flour silos and accommodate all loading operations, thereby reducing commercial traffic and noise impact on surrounding community. This development plan was approved by the Authority on March 25, and by the Zoning Commission through the granting of a Planned Development Area on April 22. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3631, brought by Kasanof's Baking Company, Inc., 215-233 Blue Hill Avenue and 55 Edgewood Street, Roxbury, for a forbidden use, an extension of a nonconforming use, and three exceptions in apartment (H-1-D) and local business (L-1-D) planned development area subdistricts, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.







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Board of Appeal Referrals 7/29/76

Hearing: 8/24/76

Petition No. Z-3632  
William Lillys  
32 Cordis Street, Charlestown  
near High Street

Three-story frame structure - apartment (H-1) district.

Purpose: to change occupancy from one-family to three-family dwelling.

Violations:	<u>Required</u>	<u>Proposed</u>
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Section 8-7.	Any dwelling converted for more families which does not meet the requirement for lot area is forbidden in an H-1 district.	
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Section 14-2.	Lot area is insufficient.	7,000 sq. ft. 5,500 sq. ft.
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Proposal would include exterior and interior rehabilitation and landscaping. Conversion would be consistent with existing residential character of the area. Recommend approval.

VOTED: In reference to Petition No. Z-3632, brought by William Lillys, 32 Cordis Street, in the Charlestown Urban Renewal area, for a forbidden use and a variance for a change of occupancy from a one-family dwelling to a three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Proposal would improve the property and would be consistent with existing residential character of the area.



Z-3632  
32 CORDIS ST.  
(Chan.)





9  
Board of Appeal Referrals 7/29/76

Hearing: 8/10/76

Petition No. Z-3640  
Rose Associates  
637659 Atlantic Avenue, Boston  
near Essex Street

Five-story structure - manufacturing (M8) district.

Purpose: to change occupancy from retail stores to eight studio apartments and restaurant.

Violation:

Section 8-7. Eight apartment units are conditional in an M-8 district.

Parcel is subject to acquisition and demolition under the South Station Urban Renewal Project plan. Recommend denial.

VOTED: In reference to Petition No. Z-3640, brought by Rose Associates, 637-659 Atlantic Avenue, Boston, for a conditional use for a change of occupancy from retail stores to eight studio apartments in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends denial. Subject parcel is proposed for acquisition and demolition under the South Station Urban Renewal plan.





Z-3640  
637-659 ATLANTIC AVE.  
(B.P.)



Board of Appeal Referrals 7/29/76

Hearing: 8/10/76

Petition No. Z-3641  
Near East Baking Co.  
Joseph Ganame  
5268 Washington Street, West Roxbury  
at Birchwood Street

One-story structures - local business (L-.5) district.

Purpose: to erect two one-story additions to retail bakery structure.

Violation:	<u>Required</u>	<u>Proposed</u>
Section 18-1. Front yard is insufficient.	15 ft.	0

Proposal would increase the existing small retail area and provide a more efficient operation. Building alignment would be similar to that of adjacent properties. There is no apparent community opposition. Recommend approval.

VOTED: In reference to Petition No. Z-3641, brought by the Near East Baking Co., 5268 Washington Street, West Roxbury, for a variance to erect two one-story additions to a retail bakery structure in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. Building alignment would be similar to that of adjacent properties. There is no apparent opposition.





MARY  
DRAPER  
PLAYGROUND



Z-3641

5268 WASHINGTON ST.  
(W.R.)

WAL  
RIDGE AV.  
STEE

SCHILLER

CITY OF BOSTON  
TOWN OF DORCHESTER

CARROLLTON

SHORTLANDS TER

PARKING

PARKING

PARKING

CHERTON

PLEASANTDALE  
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Board of Appeal Referrals 7/29/76

Hearing: 8/3/76

Petition No. Z-3643  
Paul D. Slater (owner)  
Northeastern University  
464 Huntington Avenue, Roxbury  
near Parker Street

Five-story structure - apartment (H-2) district.  
Building damaged by fire and now vacant.

Purpose: to change occupancy from 36 apartments to university dormitory.

Violation:

Section 8-7. A dormitory not on the same lot as, but accessory to, a university, is conditional in an H-2 district.

Proposed occupancy for student quarters is in accordance with Northeastern University Master Plan and community objectives that building be preserved from demolition and rehabilitated for residential use. FenPAC agrees that proposed use is reasonable, but recommends delay in approval until the University has satisfactorily resolved certain other issues with regard to their Master Plan and disposition of other properties. BRA staff concurs. Recommend denial pending resolution of Master Plan.

VOTED: In reference to Petition No. Z-3643, brought by Paul D. Slater and Northeastern University, 464 Huntington Avenue, in the Fenway Urban Renewal Area, for a conditional use and a variance for a change of occupancy from 36 apartments to University dormitory in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial pending resolution of certain elements of Master Plan with community and Authority staff and agreement to conform to City's Policies for Development of Medical and Educational Institutions regarding payments in lieu of taxes.





464 HUNTINGTON AV

(B.P.)

Z-3643



Board of Appeals Referrals 7/29/76

Hearing: 8/24/76

Petition No. Z-3644  
Interstate Uniform Services Corp.  
80 East Cottage Street, Dorchester  
near Norfolk Avenue

One-story masonry structure - manufacturing (M-1) district.

Purpose: to erect one-story addition to laundry plant.

Violation:	<u>Required</u>	<u>Proposed</u>
Section 20-1. Rear yard is insufficient.	20 ft.	2 ft.

Addition would be used for accessory warehouse and storage for laundry plant. Site has adequate access, parking, and loading facilities.  
Recommend approval with design review proviso.

VOTED: In reference to Petition No. Z-3644, brought by Interstate Uniform Services Corp., 8 East Cottage Street, Dorchester, for a variance to erect a one-story addition to a laundry plant in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval provided plans, inclusive of rear yard landscaping, are submitted to the Authority for design review.





Z-3644

80 EAST COTTAGE ST  
(DOR.)

MASSACHUSETTS

PARKING  
AREA

COURT

FRANKLIN  
AVENUE

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STREET

AVENUE

STREET

STREET

STREET

STREET

SUMMER  
STREET

STREET

DORFOLK  
STREET

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Board of Appeal Referrals 7/29/76

Hearing: 8/10/76

Petition No. Z-3649  
 Louis J. Titus  
 122 Eastwood Circuit, West Roxbury  
 near Laurie Avenue

Enclosed roof porch attached to one-family dwelling - single family (S-.5) district.

Purpose: to legalize one-family dwelling and sun porch.

Violation:

	<u>Required</u>	<u>Proposed</u>
Section 19-1. Side yard is insufficient.	9 ft.	4 ft.

Proposal would legalize an existing condition of many years and enable petitioner to sell property. Recommend approval.

VOTED: In reference to Petition No. Z-3649, brought by Louis J. Titus, 122 Eastwood Circuit, West Roxbury, for a variance to legalize one-family dwelling and sun porch in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Minimal violation has had no apparent adverse effect on abutting residence.



Z-3649  
122 EASTWOOD CIRCUIT  
(W.R.)





